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[New Database Search](#) [Printer Friendly Version](#)**Alaska Department of Environmental Conservation****Contaminated Sites Database****Cleanup Chronology Report for
Alaska Real Estate Parking Lot**

File Number	2100.38.434	Hazard ID	4084
SiteName	Alaska Real Estate Parking Lot	Staff	Todd Blessing - 9072697699
Address 1	717 East 4th Avenue	Status	Active
Address 2	Between Gambell & Hyder	Landowner	
City/State/Zip	Anchorage, AK 99501		
Latitude	61.219444	Meridian	Seward
Longitude	-149.868333	Range	003
Section	18	Township	014
Institutional Controls Report	No ICs exist for this site.	Location	View site on map

USEPA SF**1441958**

Problem/Comments Soil contaminated with PCE up to 4.5 mg/kg, cis 1,2-dichloroethylene (cis DCE) up to 0.8 mg/kg, toluene up to 9.0 mg/kg, 1,3,5 trimethylbenzene up to 49.5 mg/kg, and 1,2,4 trimethylbenzene up to 178.0 mg/kg), DRO up to 509 mg/kg, and lead up to 996 mg/kg. Other contaminants in soil have been reported as n-butylbenzene up to 19.8 mg/kg, sec-butylbenzene up to 15.6 mg/kg, and p-isopropyltoluene up to 102.0 mg/kg. Groundwater contaminated up to 4.25 mg/L with PCE. 10 cubic yards removed, stockpiled and transported for thermal treatment at ASR in 2005. PCE contaminated soil remains in-situ on-site. Involved parcel addresses are 717(Lot 8A), 725 (Lot 10), and 735 (Lot 12) East 4th Avenue.

Glossary/Acronyms

Action Date	Action	Description	DEC Staff
09/17/2004	Update or Other Action	BGES reported releases detected from hydraulic lifts and dry cleaners from investigation work in which BGES removed about 10 cy of contaminated soil with hydraulic fluid contamination and stockpiled on site pending DEC approval for transport off site.	Pikul, David
09/22/2004	Update or Other Action	DEC approved transport and disposal of 10 cubic yards of soil to ASR for thermal treatment. The soil was generated during soil test pit investigation at the site.	Pikul, David
09/22/2004	Site Added to Database	Tetrachloroethylene and DRO.	Cunningham, Sarah
09/23/2004	Update or Other Action	On 9/23/04, BGES submitted their report "Lots 8A, 10, 11, and 12; Block 26A; East Addition Phase II Environmental Site Assessment" dated 9/04. In the report, BGES noted that they performed field work in 8/04 in which the excavated 6 test pits, removed 5 hydraulic lifts, removed 4 USTs (2 hydraulic oil and 2 heating fuel oil), and removed some associated contaminated soil. Limited soil sampling was performed but test results showed that DRO was detected up to 408 mg/kg and PCE was up to 4.09 mg/kg.	Pikul, David
09/23/2004	Site Ranked Using the AHRM	Initial ranking.	Cunningham, Sarah
10/01/2004	Meeting or Teleconference Held	DEC met with the RP (Paul Maney) and his consultant (BGES) to discuss their proposed course of action. Soil contamination has been identified. On-site MW-1 will be sampled to id any groundwater issues related to soil contamination. Next action will be discussed after groundwater data review.	Pikul, David

10/19/2004	Site Characterization Workplan Approved	DEC completed review of the document titled: Groundwater Monitoring Work Plan, Lots 8A, 10, 11 and 12, Block 26A, East Addition, Anchorage, Alaska dated October 4, 2004 and approved the plan for implementation. MW-1 will be sampled and analyzed by EPA Method 8260B.	Pikul, David
12/17/2004	Update or Other Action	DEC completed review of the BGES November 2004 dated groundwater sampling report titled "Lots 8A, 10, 11, and 12, Block 26A, East Addition Groundwater Sampling." Only MW-1 was sampled and it was sampled for VOCs. MW-1 contained 2.28 mg/l PCE. Water depth is 38.77 feet bgs. Chemical parameters collected in the field in 2004 indicates that the contaminated aquifer is aerobic, e.g., the oxidation-reduction potential is about 300 millivolts	Pikul, David
12/20/2004	Meeting or Teleconference Held	DEC met with the RP (Paul Maney) and his consultant (BGES) to discuss next actions. BGES will submit work plan for further investigation to include soil borings, monitoring wells and a well search.	Pikul, David
02/07/2005	Update or Other Action	DEC completed review of the draft BGES work plan dated 1/21/05 for additional site investigation. Minimal comments regarding soil sample collection during soil boring advancement will be discussed with the RP's consultant.	Pikul, David
02/14/2005	Update or Other Action	DEC had brief discussion with Keith Guyer regarding the need for continuous soil collection from the ground surface down to the water table in the proposed soil borings. Keith agreed and will revise and resubmit the 1/21/05 BGES work plan.	Pikul, David
02/28/2005	Update or Other Action	CS conditionally approved of BGES's 2/16/05 dated revised workplan to perform a drinking water well search and install 2-3 monitoring wells.	Pikul, David
03/01/2005	Update or Other Action	LC 14144960 established for the site.	Pikul, David
04/08/2005	Update or Other Action	On 4/8/05, CS approved transport of soil cuttings in 8 drums from work performed by BGES at the site during monitoring well installation in 2005. Transport was with Emerald for disposal of the waste as hazardous waste.	Pikul, David
06/06/2005	Update or Other Action	On 6/6/05, DEC received BGES report "Fourth Avenue and Gambell Street Phase II Environmental Site Assessment" dated 5/05. The report documented BGES' March and April 2005 work performed under its approved workplan to perform a drinking water well survey, advance three borings and complete as monitoring wells, survey the monitoring wells, and sample soil and groundwater. Their May 2005 report of this work showed the following: while five drinking water wells were located through a file search within ¼ mile of the site, none were observed during a subsequent field reconnaissance; PCE exceeded applicable 18 AAC 75.341 and 18 AAC 75.345 cleanup levels in soil and groundwater, respectively (PCE was detected in soil throughout all three of the borings to the water table ranging from 0.542 to 79.5 mg/kg with the greatest concentrations between 18 ft. below ground surface and the water table; PCE was detected in groundwater in the three new and existing MW-1 from 0.372 to 1.790 mg/L); groundwater flowed to the northeast at a gradient of about 0.01 ft./ft.; and chemical parameters from groundwater were similar to that reported in 2004 which indicates that the aquifer is still aerobic.	Pikul, David
09/19/2005	Update or Other Action	On 9/19/05, DEC received a copy of a letter with accompanying correspondence from John Houlihan of Short Cressman & Burgess representing Skinner Corporation to Robert Erwin representing Fourth Avenue Gambell Limited Partnership. The letter was in response to Erwin's 6/17 and 7/25/05 letters concerning Skinner Corporation's ownership of the property and purported reporting requirements. Part of the attachments to the 9/14/05 letter from Houlihan was a copy of the Environmental Project Management, Inc. (EPMI) 12/8/1997 report "4th and Gambell Phase II. The report documented that EPMI performed a limited investigation in 1997 that included installation of three monitoring wells and excavation of three trenches in a drum/septic tank area near the former dry cleaning facility(ies) where four empty buried drums were found that indicated that the contents were to be used for dry cleaning operations, detection of underground storage tanks (USTs) at the site, and sampling that showed volatile organic compounds (VOCs) in soil and groundwater (e.g., in soil PCE to 4.5 mg/kg, cis 1,2-dichloroethylene (cis DCE) up to 0.8 mg/kg, toluene up to 9.0 mg/kg, 1,3,5 trimethylbenzene up to 49.5 mg/kg, and 1,2,4 trimethylbenzene up to 178.0 mg/kg, n-butylbenzene up to 19.8 mg/kg, sec-butylbenzene up to 15.6	Sundet, Rich

		mg/kg, and p-isopropyltoluene up to 102.0 mg/kg.) and in groundwater (i.e., PCE up to 4.25 mg/L), and lead in soil (up to 996 mg/kg). While not above current cleanup levels, residual range organics (RRO) was detected up to 4,830 mg/kg and diesel range organics (DRO) up to 223 mg/kg in soil. Groundwater elevation findings from the 1997 EPML report indicates groundwater flows to the northeast and at about a 0.0125 ft./ft. gradient.	
06/07/2006	Potentially Responsible Party/State Interest Letter	On 6/7/06, a PRP letter was issued to Paul Maney of Alaskan Real Estate, Inc. the current property owner.	Pikul, David
09/21/2006	Update or Other Action	On 9/21/06, DEC received a submittal from counsel Lawrence Albert regarding his client Fouth Avenue Gambell Limited Partnership's report "Environmental Assessment Fiinal Report for The Fourth Avenue Gambell" by Enviroameria, Inc. dated 1/29/1993. This was a phase I report providing a file review and field inspection report of the site. No apparent sampling was performed during this investigation.	Sundet, Rich
01/17/2007	Potentially Responsible Party/State Interest Letter	A PRP letter was issued on 1/17/07 to Skinner Corporation.	Sundet, Rich
01/24/2007	Update or Other Action	On 1/24/07, DEC conditionally approved of BGES, Inc.'s work plan titled "Phase II Environmental Site Assessment, Monitoring Well Installation, Lots 8A, 10, 11 and 12 Block 26A, East Addition, Anchorage, Alaska" dated 9/15/05. The plan was submitted via e-mail to CSP on 1/16/07. While the plan is dated 2005, DEC had no record of it being submitted previously to DEC – although Mr. Dave Pikul of CSP recalled discussing the proposal in 2005 with Bob Braunstein of BGES. The plan proposes installation of one up-gradient monitoring well on the subject lots and collection of soil and groundwater data from the boring/well. On 1/16, Braunstein clarified that three soil samples would be collected from the boring as described on page 3 of the plan and will be sent to the laboratory for EPA Methodology 8260 analysis if detections are determined using on site field screening instrument (i.e., PID). In addition, groundwater elevations will be determined for each of the existing monitoring wells and the new proposed well on site, and soil samples will be collected and combined from five shallow locations on the property. While DEC approved of the workplan, because past data showed that contaminants exceed applicable cleanup levels esp. PCE, DEC requested an additional workplan by 3/30/07. The workplan was requested to better characterize the site both horizontally and vertically, including proposing additional soil monitoring well installations both on and off the subject property to delineate the contaminant plume.	Sundet, Rich
02/06/2007	Update or Other Action	On 2/6/07, DEC granted a 60 day extension request until 4/23/07 for Skinner Corp. to respond to DEC's 1/17/07 PRP letter. DEC received the request via facsimile from Short Cressman & Burgess PLLC on 2/5/07. DEC also noted that it would be coordinating with members of Short Cressman & Burgess to provide them information also requested on 2/5/07 in a public information request regarding this site.	Sundet, Rich
04/02/2007	Update or Other Action	On 4/2/07 in response to a 3/23/07 request by BGES for a two month extension to provide a workplan (which was due to CS on 3/30/07), CS notified Paul Maney that it denied the extension request. However, because of his moving offices, CS did grant the extension request until 4/18/2007 to submit the workplan. CS also notified Maney that it expected the work plan be implemented by June 30, 2007.	Sundet, Rich
04/23/2007	Exposure Tracking Model Ranking	Initial ranking	Blessing, Todd
		On 4/26/07, CS conditionally approved work plan recieved on April 18, 2007. This work plan was preperred by BGES and is dated the same day it was received (i.e. April 18, 2007). BGES proposes, within the work plan, to do the following: Request access from off-site property owners to install groundwater monitor wells; Conduct utility locates; Advance five shallow soil borings on the subject properties and two soil borings downgradient of the subject properties; Complete two of the soil borings advanced downgradient of the	

04/25/2007	Update or Other Action	<p>subject properties as monitor wells; Continuously sample soil during advancement of shallow soil borings on the subject properties; one sample will be collected per soil boring (based on field screening results) and submitted to a DEC approved laboratory to be analyzed for GRO, DRO, RRO, total organic carbon (TOC), volatile organic compounds (VOC's), and Resource Conservation and Recovery Act (RCRA) metals; Collect six soil samples (three per soil boring) during advancement of soil borings on downgradient properties to be analyzed for GRO, DRO, RRO, TOC, VOC's, and RCRA metals at a DEC approved laboratory; soil samples will be collected from the following depths: 0 to 15 foot below ground surface (bgs), 15 to 30 foot bgs, and 30 to 45 foot bgs; Sample groundwater in two new monitor wells, two historical monitor wells (installed by EPMI Inc. in 1997), and four existing monitor wells to analyzed for GRO, DRO, RRO, VOC's, and RCRA metals at a DEC approved laboratory; Sample groundwater from monitor well MW-3 and one newly installed monitor well to be analyzed for metabolic acids, nitrates, sulfate, sulfide, carbon dioxide, methane, ethane, and ethane, total dissolved iron and manganese; Collect samples in accordance to specified quality assurance/quality control procedures as outlined in 18 AAC 78 Procedures Manual; Develop a Conceptual Site Model (CSM); and Validate the quality of the analytical data by completing the CSP's data review checklist CSP approves of the work plan, dated April 18, 2007, with the following modifications: 1) Collect two soil samples from each shallow soil boring advanced on the subject properties to evaluate the risks posed to human health and the environment on a pathway specific basis; one sample will be collected from surface soil (i.e. depth of 0 to 2 foot bgs) while the other sample will be collected from subsurface soil (i.e. depth of 2 to 15 foot bgs); soil samples collected from subsurface soil can be selected based on field screening results; soil samples will be analyzed for GRO, DRO, RRO, TOC, VOCs, and RCRA metals at a DEC approved laboratory; 2) Complete a data review of the CSP checklist for each laboratory data deliverable; 3) Deliver a final report to CSP within 60 days following completion of field work; and, 4) Notify CSP at least two days prior to commencement of field work to allow CSP staff to inspect the work activities. CS also recommends that BGES personnel sample and purge groundwater in accordance with EPA's low flow (minimal drawdown) technique (EPA/540/S-95/504).</p>	Blessing, Todd
03/13/2008	Update or Other Action	<p>DEC has reviewed a report titled "Fourth Avenue and Gambell Street (Lots 8A, 10, 11, and 12, Block 26A, East Addition) Anchorage, Alaska Additional Site Assessment." BGES personnel advanced five shallow soil borings to depth of 15 feet below ground surface (bgs) on the western portion of the site. Soil samples were collected at depths of 0-2 feet bgs (surface soil) and 2 to 15 feet bgs (subsurface soil). In surface soil samples, detected levels of arsenic, chromium, and tetrachloroethylene (PCE) exceeded DEC cleanup values for migration to groundwater established in 18 AAC 75.341 Table B1. The levels of PCE in shallow soil samples ranged from 1.35 to 13.2 mg/kg. In subsurface soil samples, detected levels of arsenic, chromium, tetrachloroethylene (PCE), and trichloroethylene (TCE) exceeded DEC cleanup values for migration to groundwater established in 18 AAC 75.341 Table B1. In these samples, PCE ranged from 0.865 to 821 mg/kg. BGES personnel installed three new monitor wells, one within the site boundaries, and the two others approximately 75 feet north and northeast of the site. Groundwater flow direction was determined, at this time, to flow northeast. Groundwater samples were collected from all existing and newly installed wells and analyzed for contaminants of concern. In groundwater samples, PCE was the only contaminant of concern detected at levels that exceeded the 18 AAC 75.345 Table C value of 0.005 mg/l. PCE levels ranged from 0.00510 to 0.822 mg/L and increased in groundwater samples collected off-site and downgradient of the site. DEC issued a letter dated March 13, 2008 requesting that Mr. Maney hire a qualified person to issue a site investigation work plan to CSP by June 15, 2008.</p>	Blessing, Todd
05/01/2008	Update or Other	<p>DEC staff prepared a letter addressed to Lawrence Albert. The letter was prepared to address Mr. Albert's issues he raised in his letter to Commissioner Hartig dated April 15, 2008. We noted in our letter that we recognize the financial costs associated with environmental assessment and cleanup work and we are willing to consider a phased approach to the matter. We requested that his client provide the specified financial documentation</p>	Blessing,

	Action	that would substantiate their claim of financial hardship. We in conjunction with State of Alaska Attorney General's Office also will require time and effort to evaluate the corporate liability of others but there is an immediacy to evaluate human health risks. We asked that Mr. Albert provide his client's willingness or ability to perform the immediate (or interim) assessment of contaminant vapor risks at residences in the area.	Todd
07/28/2008	Cleanup Assumed by ADEC	DEC has reviewed and approved a July 2008 Site Characterization Work Plan for the 4th and Gambell property. The work plan was prepared by Oasis Environmental, and was received at DEC's Anchorage Office on July 22nd. In June of this year, DEC made a determination to hire a qualified third party to evaluate the risks to human health and the environment from contaminant migration north of the Alaska Real Estate Parking Lot. Oasis was selected as the qualified third party and was tasked with developing the work plan under Notice-to-Proceed 18-9028-13-52. A Notice to Proceed (NTP) to Oasis on June 9th to facilitate the construction of the July 2008 Site Investigation Work Plan. Oasis proposes to do the following north of the site during the summer of 2008: 1. Advance six soil borings to determine the nature and extent of contamination. 2. Install and sample two temporary well points and sample two existing monitor wells to evaluate contaminant impacts to groundwater. 3. Complete a conceptual site model to identify the pathways and receptors for contaminants of concern.	Blessing, Todd
09/22/2008	Update or Other Action	DEC staff reviewed Oasis' "Site Chareacterization, 4th and Gambell Site, Alaska Real Estate Parking Lot", dated September 2008. Oasis personnel drilled six soil borings, installed two temporary well points, and sampled soil and groundwater. The investigation focused on determining the levels of PCE in soil and groundwater in a residential area north of the property. Field screening and analytical results indicate that much of the area of the former C&K Cleaners and the residential area north of the property has concentrations of PCE in vadose zone soil that exceed DEC cleanup values for migration to groundwater and in some instances, ingestion and inhalation. Near the location of the former C&K Cleaners, PCE contamination starts at the ground surface and extends to the groundwater table at roughly 40 feet below ground surface. At locations on the residential property to the north, PCE contaminated soil appears to begin at approximately 10 feet below ground surface and extends to the groundwater table. PCE has been detected in groundwater at the subject property and to the north at levels that groundwater cleanup levels. In soil samples, PCE ranged from 280 to 54,000 parts per billion. In groundwater samples, PCE ranged from nondetect to 1,600 parts per billion.	Blessing, Todd
01/02/2009	Site Characterization Workplan Approved	DEC staff reviewed Oasis' "Vapor Intrusion Assessment Work Plan, 4th and Gambell, Anchorage, Alaska" dated December 2008. Oasis proposed to do the following: 1. Collect four exterior shallow soil gas samples (during winter and summer) to be analyzed for volatile organic compounds (VOCs) by Air Toxics, LTD. 2. Collect four indoor air samples (during winter and summer) to be analyzed for VOCs by Air Toxics, LTD. 3. Collect two outdoor air samples (during winter and summer) to be analyzed for VOC by Air Toxics, LTD. 4. Revise the conceptual site model following review and interpretation of results and determine if residents of buildings on Lots 1-6A, Block 26A East Addition are being exposed to VOCs vapors indoors at unacceptable levels. DEC issued a letter on January 2, 2009 approving of the work plan provided the final soil gas and air sampling locations are approved by DEC.	Blessing, Todd
09/11/2009	Site Characterization Report Approved	DEC staff reviewed the results of two vapor intrusion events (one in March and the next in June). Oasis Environmental installed three soil gas probes and collected indoor and outdoor air samples on Lots 1-6, Block 26A East Addition. PCE was detected at levels in shallow soil gas and within occupied buildings that exceed DEC's vapor intrusion target levels established in the July 2009 Draft Vapor Intrusion Guidance Document for Contaminated Sites. PCE soil gas levels ranged from 17 to 13,000 µg/m3 and indoor/crawl space air levels ranged from nondetect to 170 µg/m3. ADEC's residential target levels for PCE in shallow soil gas and indoor air are 41 and 4.1 µg/m3, respectively. The landowner for lots 1-3 (i.e. Mark Cupples) installed sub-membrane depressurization systems in two duplexes on his property. In the southern duplex, the system reduced PCE gas was not detected in crawl space air. In the northern duplex, PCE gas was reduced however, PCE was	Blessing, Todd

		still detected at a level of 74 µg/m3.	
12/02/2009	Site Characterization Workplan Approved	DEC staff reviewed and approved of Oasis "Additional Site Characterization Work Plan, 4th and Gambell, Anchorage, Alaska" Dated November 2009. Within the work plan, Oasis proposed to collect soil gas, indoor air, and outdoor air samples during the winter and spring at the five residential buildings north of the 4th and Gambell site. Additionally, they proposed to deploy a grid of passive soil gas samples in the vicinity of the 4th and Gambell site to delineate the source area of vadose-zone and groundwater contamination north and east of the site.	Blessing, Todd
12/11/2009	Update or Other Action	DEC letters were issued requesting permission to the State of Alaska, Department of Environmental Conservation, its contractors, agents and employees, to enter upon our land in and/or in the vicinity of Block 26B, East Addition Subdivision, Anchorage Recording District, for the purpose of surface and subsurface investigation for hazardous substances. This permission shall include the right to take samples of materials, including but not limited to soil, soil gas, air and water, by standard approved methods, to bring onto said lands such equipment and personnel necessary for the accomplishment thereof, including to take soil, soil gas, indoor air, outdoor air, and groundwater samples. The State shall take all reasonable precautions to avoid damaging said lands and the appurtenances thereon, and in the event that any damage results from such investigations, the State, by making such entry, agrees to compensate the undersigned for such damage. Prior to entering upon land pursuant to this Limited Right of Entry, the State or any of its contractors or employees shall (1) notify the undersigned of the time and place of the anticipated entry, and (2) afford the undersigned an opportunity to have one or more of its officials, employees, agents, or attorneys present during such entry. This permission shall terminate twenty four (24) months from the date of execution of this Limited Right of Entry, unless extended or previously terminated in writing.	Blessing, Todd
12/21/2009	Update or Other Action	DEC staff recieved permission from John Tatham, owner of Lots 1-3 and 7-10A, Block 26B, East Addition Subdivision, Anchorage Recording District to limited Right of Entry for Hazardous Substance Investigation.	Blessing, Todd
01/05/2010	Update or Other Action	DEC recieved permission to enter upon Lot4, Block 26B East Addition for 2010 site investigation.	Blessing, Todd
08/02/2010	Site Characterization Report Approved	DEC staff has reviewed Oasis Environmental's "Additional Site Characterization 4th and Gambell Anchorage, Alaska" , dated June 2010. In this report, Oasis documented the collection of air at four residences north of the 4th and Gambell site in February and May 2010. During each event, soil gas samples were collected adjacent to each residence from permanent soil gas monitoring points. Indoor air samples were collected at the two western residences, while crawl space air samples were collected at the two eastern residences. Outdoor air samples also were collected. Passive soil gas samples were collected over a two-week period from the end of April to early May. PCE was the only compound that regularly exceeded indoor air target levels and also was regularly detected in soil gas samples for the February and May sampling events. The following list shows by building when PCE exceeded indoor air target levels presumably as a result of vapor intrusion: • 710 E 3rd Ave – March and June 2009, February and May 2010 • 720 E 3rd Ave – March and June 2009, February and May 2010 • 736 E 3rd Ave (North Duplex) – March and June 2009, February and May 2010 • 736 E 3rd Ave (South Duplex) – March 2009, February and May 2010 The four rounds of sampling appear to indicate seasonal trends in PCE concentrations: • The indoor air concentrations are less in the spring than in the winter. Closed structures and increased heating demand are potential explanations for the increased winter concentrations. • The soil gas concentrations are greater in the spring than in the winter. Warmer soil temperatures likely are increasing vapor migration by yielding more volatilization and providing less resistance (i.e., no frozen soil to impede mobility). Passive soil gas sampling showed that elevated PCE concentrations occur around the former C&K Cleaners. The extent of the contamination approximately follows the arc of soil gas monitoring points SG-1, SG-2, SG-3, and SG-4. The elevated PCE concentrations represent the vadose-zone contamination. The passive soil gas data also appear to map a groundwater plume moving northeast from the source area and an area of increased PCE concentrations along the utility	Blessing, Todd

		corridor in the alley. TCE was identified only in a small area near the former C&K Cleaners, which provides further evidence that PCE is the primary contaminant and that biodegradation is minimal.	
09/09/2010	Meeting or Teleconference Held	DEC staff met with Ron Cupples who owns the buildings located at 736 East 3rd Avenue and Vicky Nickolich who owns the buildings located on 710 and 720 East 3rd Avenue, Anchorage, Alaska. DEC informed both landowners that the levels of PCE indoors has not diminished and that they should re-evaluate mitigation options to reduce the unacceptable indoor air inhalation risks from vapor intrusion. Ron informed DEC that he has discussed the issue of vapor intrusion with the tenants of the duplexes on 736 East 3rd Avenue. He will also evaluate the installed mitigation systems to determine if they have been working. Vicky Nickolich requested drawings of subslab depressurization systems that could be installed in her two buildings and staff suggested she contact a contractor knowledgeable in this area. DEC informed both landowners that sampling of their buildings will likely not provide any additional useful information until they install mitigation systems that are effective at reducing indoor air concentrations of PCE.	Blessing, Todd
12/06/2010	Update or Other Action	DEC and Oasis staff conducted an inspection of the vapor intrusion mitigation systems on two duplexes located northeast of the site on 3rd Avenue. The vapor intrusion mitigation systems were installed by Mark Cupples during the summer of 2009 after a request by DEC. The inspection was conducted on November 23, 2010. The inspection and subsequent report recommended that additional sealing of the north duplex crawl space membrane is needed. In addition, there is a foundation slab on the north duplex that is not being depressurized and consequently, may be a conduit for vapor intrusion through any existing cracks. The north duplex mitigation systems should be upgraded to treat this area. The inspection could not confirm that the south duplex mitigation system fan was operating; albeit, the membrane appeared to be sealed effectively. The inspection report was issued to Ron Cupples and DEC requested that Ron make improvements to the mitigation systems as noted in the report. In addition, DEC requested Ron or a qualified person conduct a vacuum test of both systems after improvements have been completed to confirm the systems are adequately depressurizing crawl space air and thus, reducing the levels of tetrachloroethylene vapors.	Blessing, Todd
04/19/2011	Site Characterization Workplan Approved	DEC staff reviewed and approved Oasis' "Site Characterization Work Plan, Alaska Real Estate Parking Lot, Anchorage, Alaska" Dated April 2011. Within the work plan, Oasis Environmental Inc. (Oasis) proposed to advance four soil borings on Block 26B, East Addition Subdivision, Anchorage, Alaska. During the soil boring advancement, two soil samples will be collected from each boring based on Color-Tec field screen readings to be analyzed for chlorinated alkenes with EPA method 8260b. Each soil boring will be eventually completed as a groundwater monitoring well and after development and purging, groundwater will be sampled for chlorinated alkenes by EPA method 8260B. Oasis also proposes to install 10 soil gas probes on the same properties. The soil gas probes will be installed next to the PIP Printing Building and the First Native Baptist Church. Once the probes are installed, they will be leak checked, purged, and then sampled for chlorinated alkenes utilizing EPA TO-15 method. Oasis will also conduct building surveys of the PIP Printing Building and the First Native Baptist Church in order to evaluate how the buildings construction will influence the vapor intrusion pathway.	Blessing, Todd
05/02/2011	Update or Other Action	DEC reviewed a letter authored by Lawrence Albert, dated April 26, 2011. Mr. Albert notified DEC that Mrs. Ruth Mizelle has passed away in December 2010. The 4th and Gambell LLC has amended its operating agreement to authorize Mrs. Yvonne Anderson to be member manager and to succeed Mrs. Mizelle in that capacity.	Blessing, Todd
07/13/2011	Update or Other Action	Staff received notification from Patrick Holmes that the Bloomfield Group plans on applying approximately 6 inches of crushed rock over the top of the existing layer of gravel on the parking lot. Staff notified Mr. Holmes that any movement of contaminated soil would require an approval from our Department and that our contractor will need access to the parking lot next year to conduct a remedial options feasibility study.	Blessing, Todd
08/17/2011	Update or Other Action	Staff received a letter from Larry Albert requesting a copy of reports, work plans and ADEC correspondence dating back to November 2009.	Blessing, Todd